

028.A

Map

0004

Block

0031.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 639,300 /

USE VALUE: 639,300 /

ASSESSed: 639,300 /

Total Card /

Total Parcel

639,300

639,300

639,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINTER ST, ARLINGTON

OWNERSHIP

Owner 1:	DILANIAN MICHELLE TRUSTEE
Owner 2:	MICHELLE DILANIAN FAMILY TRUST
Owner 3:	
Street 1:	31 WINTER ST UNIT 31A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	DILANIAN MICHELLE -
Owner 2:	-
Street 1:	31 WINTER ST UNIT 31A
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1329 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7873												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	636,500	2,800		639,300
Total Card	0.000	636,500	2,800		639,300
Total Parcel	0.000	636,500	2,800		639,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	481.04	/Parcel:	481.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	627,100	2800	.		629,900	629,900	Year End Roll	12/18/2019
2019	102	FV	599,700	2800	.		602,500	602,500	Year End Roll	1/3/2019
2018	102	FV	531,400	2800	.		534,200	534,200	Year End Roll	12/20/2017
2017	102	FV	485,200	2800	.		488,000	488,000	Year End Roll	1/3/2017
2016	102	FV	485,200	2800	.		488,000	488,000	Year End	1/4/2016
2015	102	FV	418,500	2800	.		421,300	421,300	Year End Roll	12/11/2014
2014	102	FV	399,800	2800	.		402,600	402,600	Year End Roll	12/16/2013
2013	102	FV	399,800	2800	.		402,600	402,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DILANIAN MICHEL	73073-242	2	8/7/2019	Convenience	1	No	No		
ABELOWITZ JASON	64443-315		10/31/2014		527,500	No	No		
ABELOWITZ JASON	58144-540		12/22/2011	Convenience	1	No	No		
VAKOC BENJAMIN	54844-439		6/17/2010		398,000	No	No		
CHAVES JOSE A &	48235-127		9/28/2006		381,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DILANIAN MICHEL	73073-242	2	8/7/2019	Convenience	1	No	No		
ABELOWITZ JASON	64443-315		10/31/2014		527,500	No	No		
ABELOWITZ JASON	58144-540		12/22/2011	Convenience	1	No	No		
VAKOC BENJAMIN	54844-439		6/17/2010		398,000	No	No		
CHAVES JOSE A &	48235-127		9/28/2006		381,000	No	No		

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2016	1502	Porch	7,250	C				rebuild porch
11/3/2015	1694	New Wind	22,386					
5/4/2011	384	Add Bath	10,400					LAUNDRY RM TO 3/4
10/26/2007	992	Manual	5,000			G9	GR FY09	finished storage i

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2016	1502	Porch	7,250	C				rebuild porch
11/3/2015	1694	New Wind	22,386					
5/4/2011	384	Add Bath	10,400					LAUNDRY RM TO 3/4
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ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
4/2/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

UnSketched SubAreas:
GLA: 1329,